

**CITY OF FORT LAUDERDALE
PLANNING AND ZONING BOARD ACTING AS THE LOCAL PLANNING AGENCY
SPECIAL PUBLIC MEETING
NEIGHBORHOOD DEVELOPMENT CRITERIA REVISIONS INITIATIVE
CITY OF FORT LAUDERDALE**

**NOVEMBER 4, 2009– 6:30 P.M.
CITY HALL COMMISSION CHAMBERS – 1ST FLOOR
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA**

Board Member

Tom Welch, Chair
Patrick McTigue, Vice Chair
Catherine Maus
Rochelle Golub
Maria Freeman
Fred Stresau [7:34]
Mike Moskowitz
Michelle Tuggle
Peter Witschen

Attendance

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Staff

Greg Brewton, Director of Planning and Zoning
Wayne Jessup, Deputy Director of Planning and Zoning
Deanna Bojman, Service Clerk
Adrienne Ehle, Planner III
Randall Robinson, Planner II
Pat Morillo, Planner III
Cheryl Felder, Service Clerk
James Koeth, Principal Planner
Jorg Hruschka, Building Inspector
Mohammed Malik, Structural Plans Examiner
Brigitte Chiappetta, Recording Secretary, Prototype Inc.

The Neighborhood Development Criteria Revisions Project: protecting the best qualities of Fort Lauderdale neighborhoods. This discussion includes possible future amendments to the Code of Ordinances of the City of Fort Lauderdale, Volume II, Unified Land Development Regulations, (ULDR) to implement proposals.

Chair Welch called the meeting to order at 6:50.

Greg Brewton, Director of Planning and Zoning, introduced staff members present.

Mr. Brewton explained this was a special workshop for the consultant, The Winter Group, to make a presentation and for the public to provide input.

Mr. Nore` Winter, Winter and Company, explained they were the lead consultants on the project to develop a strategy for modifications to the City's development review criteria and to assist in the implementation of those revisions. He introduced subconsultant Jean Scott from Strategies for Livable Communities, who was assisting on planning aspects and with community input.

Mr. Winter gave a Power Point presentation describing two new draft documents, an overview of the project to date and the process for input on the draft materials. [A copy of the Power Point presentation is enclosed with these minutes for the public record]

Ms. Golub remarked that she had participated in the neighborhood input process, and she felt it had generated good discussion and comments.

[At 7:34 Mr. Stresau arrived]

Mr. Winter announced that for the open houses, comment sheets would be available for the public to use there or to take home.

Ms. Golub asked how much input staff had provided so far. Mr. Winter said staff had been very helpful and their comments had focused on clarity and accuracy of the language; they had not edited the suggestions.

Mr. Winter stated the next step was to refine the papers based on the feedback, outline the tools they would use and to develop the draft ULDR plan that would include options. There would be opportunities for public discussion prior to creating the final plan.

Mr. Winter said they anticipated the Board would take time to review this and to provide their comments at another special meeting in December or January. The deadline for public comment would be one week after the Board's input meeting. Mr. Winter believed they could develop the draft in January and present it to the City Commission in February.

Mr. Brewton explained that staff's intent was to bring this back to the Board at another workshop at a date the Board chose at their next regular meeting. Staff requests public input. Mr. Brewton reported the Power Point presentation would be mailed to the neighborhood association presidents and members of the Board by November 13; the CD would include all related documents and a response form for comments. The

information will also be posted on the City's website. Mr. Brewton said staff's goal was to receive as much feedback as possible.

Chair Welch opened the meeting for public comment.

Mr. Dave Marshall thanked Mr. Winter for the presentation, and said he was disappointed that so little input had been included from Riverside Park. He said his neighborhood had been working on a planning effort since 2003 and they were eager to see progress. Mr. Marshall stated this presentation brought them to where they had been in 2006. He advised they were ready for implementation. Mr. Marshall asked the specifics about adding this to the code. His neighborhood had wanted to see this implemented prior to the installation of sewers in the neighborhood. The sewers were now installed, removing the last impediment to more intensive development.

Mr. Marshall had been included in a workshop conducted by the Council of Civic Associations that had generated many ideas. He understood these suggestions were still in the planning stages and said they would like to see them in the implemented stage. Regarding Riverside Park, Mr. Marshall said there were things included in the initial study that had been cut out, such as the fact that they had been told a landscaping study was not necessary because the City was crafting a new ordinance. He pointed out that this ordinance had still not been implemented. There were old trees in Mr. Marshall's neighborhood and he said they would like to see these preserved and wanted to know the City's plan to accomplish this.

Mr. Marshall was please with Mr. Winter's emphasis on pedestrian improvements. The neighborhood's plan included un-funded improvements for which they wanted to identify funding sources.

Mr. Ray Dettmann said his biggest concern was townhouses. He hoped this process would result in the units becoming functional. He described how the current design of the units resulted in issues with on-site trash storage, parking and safety.

Ms. Maus asked the minimum number of townhouse units that required dumpsters instead of individual trash cans. Mr. Brewton said he believed that five units required a dumpster. Ms. Maus said she had many issues with townhouses and she was unsure if this document intended to address these. She was concerned about parking and occupancy issues, which she thought should be text amendments to the code.

Mr. Winter replied they would be drafting specific text amendments to the code, and noted that parking location and ratios were things they could look at.

Mr. Ray Thrower said as he drove through his South Middle River neighborhood, it was obvious that the changes were not in place yet. He asked if this would revise the zoning code, because in his area, there were no other development criteria. Mr. Thrower

stated he was concerned about narrow setbacks in his neighborhood that he felt made the homes too close. He felt implementing this would be "a huge, huge boost" for the City.

Mr. Brewton explained implementation would include ULDR code amendments. He informed Mr. Thrower that this process was begun in response to the lack of development criteria.

Ms. Golub remarked that additional direction was required so everyone understood what was prioritized in a neighborhood compatibility evaluation. She was pleased Mr. Winter intended to spend additional time evaluating attached multi-family dwellings because most townhouses were built without a site plan and were not presented to the Planning and Zoning Board or anyone else for review.

Ms. Ann Shumpert from Colee Hammock explained that in her area, Townhomes and businesses had been built with insufficient parking. As a result, residential areas off of Las Olas had become employee parking areas. Ms. Shumpert wanted developers held responsible to provide adequate parking for employees and residents.

There being no other members of the public wishing to address the Board, Chair Welch closed the public input.

Mr. Brewton invited everyone to attend the open house on November 5 at 3:00 p.m. and 6:00 p.m. on the 8th floor.

Mr. Brewton advised the Board would determine their next workshop date at their next regular meeting.

Meeting adjourned at 8:02 p.m.



Chair



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